

\_\_criticize other board members for their opinions, in or out of the board room.

\_\_use the cooperative for my personal advantage or that of my friends or relatives.

\_\_discuss the confidential proceedings of the board outside the board room.

\_\_promise how I will vote on any issue before a meeting.

\_\_interfere with the duties of the administrator or undermine his or her authority with staff members.

\_\_act as a director outside of board meetings unless so authorized by the board.

Outside the board meetings, the board member is just like any other

member and his or her status as a board member is restricted to times when the board meets as a group to hear reports, discuss problems, make reports and make decisions.

\_\_direct the cooperative staff. Cooperative staff are to be directed by Management. When a board member thinks something should be done, first it's brought out before the board. If the board decides to act, the board should vote on a motion notifying the Management Agent, and then let the Management Agent see that the motion is carried out.

\_\_reveal confidential information made available to the board to help make a business decision.

### Door Prize Drawing



*Fran McGowan receives the door prize of \$25 from board president, Mike Gamble, during the open session of the July board meeting.*

## AUG 2025

Labor Day observed: **September 1**  
Office closed  
Carrying charges due: **September 2**

Annual meeting: **September 17**  
Sign in: 6:30 p.m. | Meeting starts: 7 p.m.  
Delinquent accounts to attorney: **September 22**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4	5	6	7	8	9
10	11 Carrying Charges Delinquent	12	13	14	15 Back to School Bash 6 - 8 p.m.	16
17	18	19 Board Meeting Open Session at 6pm	20	21 Delinquent accounts to attorney	22	23
24	25	26	27	28	29	30
31						

*Please Note: The Independence Square newsletter, "Around the Square", publishes two months of dates in every issue. The newsletter is published and delivered mid-month.*



# NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO  
www.independencesquaretownhouses.com

### Board of Directors

**Michael Gamble**  
President  
Elected 2023, 3-year term

**Nathan Pollard**  
Vice president  
Elected 2024, 3-year term

**Summer Bello**  
Secretary  
Elected 2023, 3-year term

**Cheryl Conaway**  
Treasurer  
Elected 2022, 3-year term

**Todd Smith**  
Elected 2024, 3-year term

### Handy Phone Numbers

Indep. Square Office  
816-252-0444

Animal Shelter  
816-325-7207

Animal Control  
Dispatcher  
816-325-7205

Citizens Info Center  
816-325-7000

Police (Non-Emergency)  
816-325-7300

Police (Emergency)  
911

Report Power Outage  
816-325-7550



## FAMILY FUN FOR EVERYONE: FRIDAY, AUG. 15

You don't need to be a student to enjoy the Back-to-School Bash on Friday, August 15.

Independence Square Townhouses is hosting a celebration from 6 to 8 p.m. for the whole community. There will be raffles, games and prizes, music, bubble wands and so much more.

Everyone who attends can enter a free raffle. For other raffles, tickets can be purchased and all proceeds will be used for more community events.

And count on food -- hamburgers, hot dogs, chips and soft drinks will be served.

Those who are athletic, artistic or just plain playful can compete in a basketball game, a giant tic-tac-toe and a sidewalk chalk art contest.

## Annual meeting to be held **SEPT. 17**

Members of Independence Square will vote to fill one position on the board of directors at this year's annual meeting.

Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 17th.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

## BOARD MEETING, JULY 15, 2025 NEWSLETTER MINUTES

**Board members present:** Mike Gamble, president; Summer Bello, secretary; and Nate Pollard, vice president.

Todd Smith joined the meeting at 6:20 p.m.

**Board member absent:** Cheryl Conaway, treasurer

**Staff present:** Jozie Blomquist, regional manager, and Kenny Irvin, site manager

**Staff absent:** Danica Murray, site manager

**Also attending:** Brad Constance, cooperative attorney

Mike called the meeting to order at 5:45 p.m.

### Minutes

The board voted to approve the minutes of the June board meeting.

### OPEN SESSION

Members signed in for the open session at 6 p.m.

### Welcome

Mike welcomed them and announced the next board meeting to be August 19.

### Site manager report

Jozie reviewed the site manager's and maintenance reports.

Applications: two approved and two in review.  
Move-ins: two. Future move-ins: one in July; two in August; and one in September.

Maintenance update: 99 work orders currently open and 109 closed. Installed were two refrigerators, one water heater and two stoves.

### Managing agent update

The roofing project was completed on June 17.

Parking lot striping and sealing have been rescheduled.

Camera installation should be completed in the next two weeks.

Gutter clean-outs began on July 7 and will continue for the next two weeks.

There will be a big community event with a bake sale, gift basket auction and games in August.

Mike opened the floor to member comments.

### Door prize

Fran McGowan won the \$25 cash door prize.

The open session ended at 7:07 p.m.

### Adjournment

The board met in closed session and the meeting was adjourned at 7:55 p.m.

## Resumes accepted for board of directors

Members of Independence Square will vote to fill one position on the board of directors at this year's annual meeting.

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in the September newsletter.

Please bring your resume to the office.

## Steffany Brockman

My name is Steffany Brockman and I have been privileged to live at Independence Square Townhouses since March of 2023.

I would like to seek a Board of Directors position so that I may serve my neighbors and be able to advocate for their needs in our community.

My career holds a vast array of experiences and I have used problem-solving skills, personal communication skills, advocating skills, time management and legal resources to find solutions to problems. Such skills would be valuable and benefit our community.

Please vote for me on September 17.

## Here's how to vote by proxy

If you are unable to attend the annual meeting, you may vote by proxy.

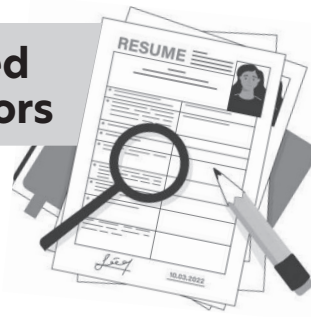
Members voting by proxy must appoint another member in good standing to vote on their behalf.

Proxy forms are available from the office.

You must complete the proxy form, place it in a sealed envelope and sign across the seal of the envelope -- only then will the proxy be valid.

The member appointed to carry the proxy must present it to the Secretary of the Board of Directors or designee before the meeting starts.

No attending member may cast more than one proxy vote.



## Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25 gift card.

### Good Neighbor Nomination

Your name: \_\_\_\_\_

Your address: \_\_\_\_\_

Your phone number: \_\_\_\_\_

I nominate \_\_\_\_\_

(Please give full name of neighbor you are nominating.)

Neighbor's address: \_\_\_\_\_

Neighbor's phone number: \_\_\_\_\_

*Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.*

Newsletter editor, Su Bacon, will call the nominee. Explain why you are nominating this person. What has she or he done to be a good neighbor?

Why does or did your neighbor do this?

## Reminder

**If you have a work order or issue, please make sure you are calling the office to report.**

**Grass seed is available in the office.**

**Annual inspections have begun.**

## LABOR DAY

The office will be closed in observance of Labor Day on Monday, September 1.



## Board members sign ethics agreement

Serving on the board of directors is a responsibility and privilege.

The Independence Square board meets on the third Tuesday of every month except in September when the annual meeting is held on the third Wednesday. Meetings begin at 5:45 p.m.

In addition to regular monthly board meetings, the board may call special meetings throughout the year.

Once elected, all board members are required to sign the Board Member Code of Ethics.

### Board Member Code of Ethics

*As a member of the board of directors, I will*

\_\_listen carefully to my teammates.  
\_\_respect the opinion of other board members.  
\_\_respect and support the majority decisions of the board.

\_\_recognize that all authority is vested in the full board only when it meets in legal session.

\_\_keep well-informed of developments relevant to issues that may come before the board.

\_\_participate actively in board meetings and actions.

\_\_bring to the attention of the board any issues that I believe will have an adverse effect on the cooperative or those we serve.

\_\_attempt to interpret the needs of those we serve to the cooperative, and interpret the actions of the cooperative to those we serve.

\_\_refer complaints to the proper level on the chain of command.

\_\_recognize that my job is to ensure that the cooperative is well-managed, not to manage the cooperative.

\_\_represent all members and not a particular court or interest group.

\_\_consider myself a "trustee" of the cooperative and do my best to ensure that it is well maintained, financially secure, growing and always operating in the best interests of its members.

\_\_always work to learn how to do my job better.

\_\_declare conflicts of interest between my personal life and my position on the board, and abstain from voting when appropriate.

*As a member of the board, I will not*